

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for October 29, 2003 PLANNING COMMISSION MEETING

P.A.S.: Street and Alley Vacation #03012

PROPOSAL: Vacate the east-west alley in Block 1, Tresters Addition, from the east line of North 26th Street to the west line of North 27th Street, pursuant to the Broom Factory Redevelopment Agreement.

LOCATION: Approximately 27th and "Y" Streets

LAND AREA: 3,294 square feet, more or less.

CONCLUSION: The vacation of this alley conforms to the 2025 Comprehensive Plan, the North 27th Street and Environs Redevelopment Plan, and the Broom Factory Redevelopment Agreement..

RECOMMENDATION:	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The east-west alley in Block 1, Tresters Addition, located in the NE 1/4 of Section 24 T10N R6E, Lancaster County, Nebraska..

SURROUNDING LAND USE AND ZONING:

North:	Church offices	I-1 Industrial
	Vacant	B-3 Commercial
South:	Vacant	B-3 Commercial
East:	Restaurant	B-3 Commercial
	Vacant	I-1 Industrial
West:	Contractor Offices, Storage	I-1 Industrial

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Land Use Plan shows the area of this vacation as either Commercial or Industrial. (F 25) The North 27th Street Corridor and Environs Redevelopment Plan shows this area as Commercial (36), and designates this block for future office and retail uses (28, 29).

TRAFFIC ANALYSIS:

The Comprehensive Plan shows "Y" Street as a Local Street and North 27th Street as a Minor Arterial, both now and in the future. (E49, F103)

ANALYSIS:

1. This is a request to vacate the east-west alley in Block 1, Tresters Addition, from the east line of North 26th Street to the west line of North 27th Street.
2. The vacation of this alley is identified in the North 27th Street and Environs Redevelopment Plan, and the Broom Factory Redevelopment Agreement between the City of Lincoln and B & J Partnership.
3. Applicants intend to purchase this property if vacated, and use it for possible building and parking lot expansion, pursuant to the Broom Factory Redevelopment Agreement.
4. The vacation of this alley will not create lots without frontage or access to a public street, nor will it create a block length that exceeds 1000'.
5. Lincoln Electric System, Alltel, and Time Warner Cable all have existing facilities in this alley and have requested a permanent easement be retained for maintenance and possible future construction.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.
- 1.2 A permanent easement is retained over the entire area for existing public facilities.

Prepared by:

Greg Czaplewski
Planner

Date: October 10, 2003

Applicants: Nebraska Conference Association of Seventh Day Adventists
c/o Good Neighbor Community Center
2617 "Y" Street
Lincoln, NE 68503

B & J Partnership
340 Victory Lane
Lincoln, NE 68528

City of Lincoln
Urban Development Department
Haymarket Square
808 "P" Street, Suite 400
Lincoln, NE 68508

Owners: Same as Applicants

Contacts: *Nebraska Conference Association of Seventh Day Adventists*
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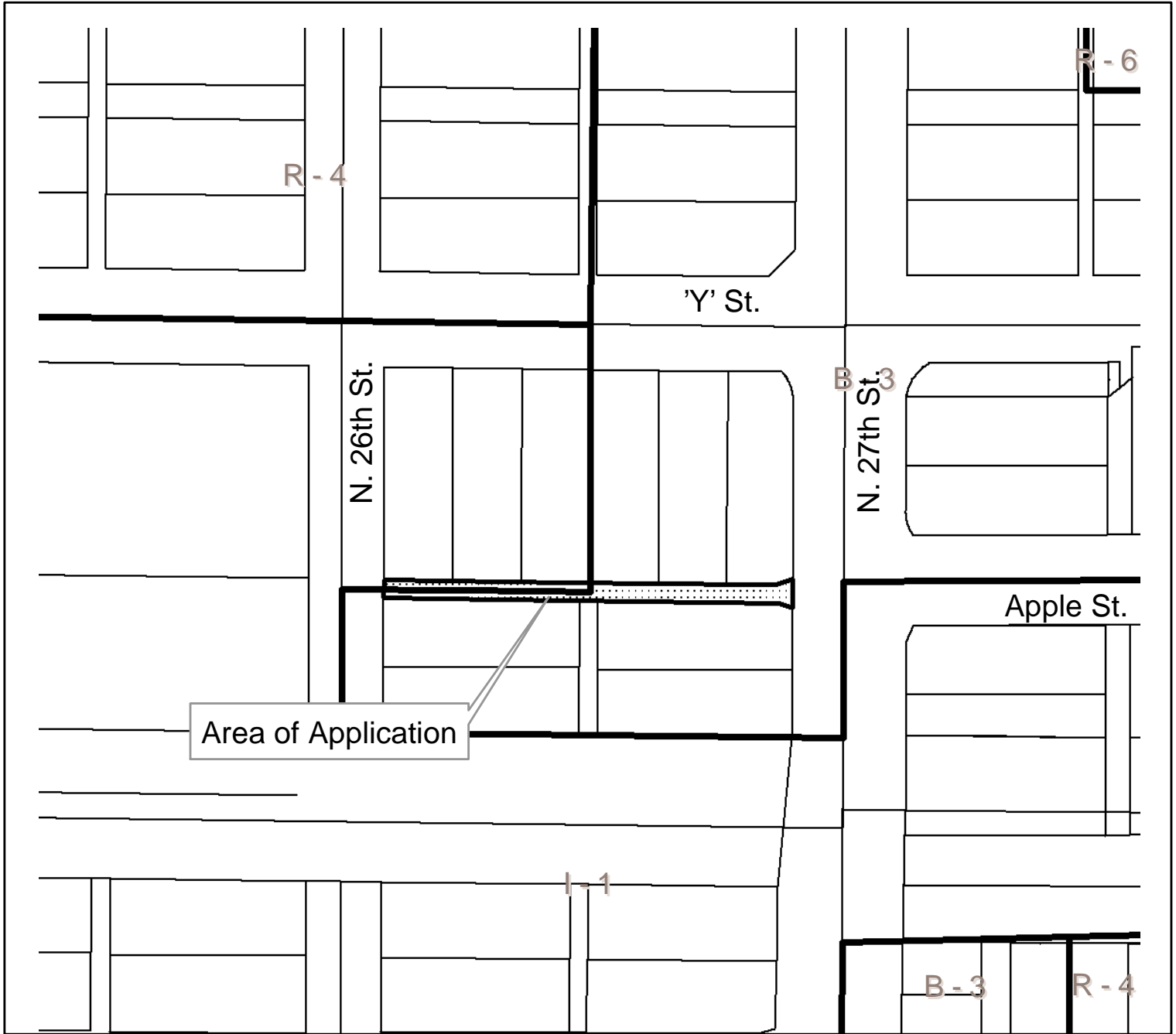
City of Lincoln
Urban Development Department
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Lincoln, NE 68508
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Street & Alley Vacation #03012
E/W alley south of 'Y' St.
between N. 26th and N. 27th St.



Lincoln City - Lancaster County Planning Dept.
2002 aerials



Street & Alley Vacation #03012 **E/W alley south of 'Y' St** **between N. 26th and N. 27th St.** **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 24 T10N R6E

